
OLR Bill Analysis

HB 6464

AN ACT CONCERNING THE POSSESSIONS OF EVICTED TENANTS.

SUMMARY:

This bill requires towns to reimburse landlords for expenses incurred to remove and deliver dispossessed tenants' personal property to the town's designated storage facility. Towns must reimburse landlords, after deducting storage costs, from any money they receive from tenants who come to claim their property or from proceeds of the sale of the property if tenants fail to claim it within the statutory time period. To receive reimbursement, a landlord must provide the town's chief executive officer with copies of receipts associated with removal and delivery.

EFFECTIVE DATE: October 1, 2011

BACKGROUND

Removal and Sale of Unclaimed Property

A landlord who obtains an eviction judgment against a tenant can request permission to execute it by having a state marshal remove the tenant's property from the leased premises. A marshal's execution notice must include instructions on how and where the tenant can reclaim his or her property, including a telephone number for arranging its release. If the former tenant does not claim the property and reimburse the town for storage expenses within 15 days after eviction, the chief executive officer can sell it at public auction after attempting to locate the owner and noticing the sale. He or she must give the former tenant the proceeds after deducting the town's storage costs. If the tenant does not claim the remaining proceeds after 30 days, they are deposited in the town treasury.

COMMITTEE ACTION

Housing Committee

Joint Favorable

Yea 11 Nay 0 (03/10/2011)